

DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSED NEW TERRACE TO THE EXISTING FIRST FLOOR FLAT NUMBER 6. PROPOSED WORKS INCLUDE THE INSTALLATION OF NEW FRENCH DOORS AND NEW INSET ROOF TERRACE WITH SIDE SCREENING AND GLASS BALUSTRADE SET OVER THE ROOF TO THE EXISTING REAR EXTENSION TO NUMBER 1 LYMINGTON ROAD, LONDON NW6 1HX.



Number 1 Lymington Road at the centre of the image showing the side alleyway with access to the rear garden between the subject property and the impressive entrance door to the neighbouring Lymington Mansions. The house is located close to West End Lane in the heart of West Hampstead.

1 - Introduction	Page 2
2 - Site Context and Historical Analysis	Page 3
3 - Proposed Alterations	Page 5
4 - Amenity Space	Page 5
5 - Sustainability Statement	Page 6
6 - Trees	Page 7
7 - Access, Parking and Public Transport	Page 7
8 - Bins and Recycling	Page 8
9 - Conclusions	Page 8
10 - Supporting Drawings and Reports	Page 9



Aerial map showing 1 Lymington Road located close to the junction with West End Lane. West Hampstead station is a short distance away beyond the bottom corner of the image.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission for works to the first floor rear elevation including lowering the sill to an existing window to form French doors to a new area of roof terrace located on the roof of the existing ground floor rear extension. The roof terrace is designed to be substantially inset from the edges of the flat roof with tall fully obscured glass screening to both sides to a height of 1.8m and matching glass balustrade to the rear.

The terrace occupies a small section of the large flat roof and will have no impact on other residents within the host building and to neighbouring properties. This application follows a previous application for alterations to the existing building including the removal of the original rear extensions and ad hoc structures and construction of a new ground floor rear extension with green roof and associated rear patio area (Ref: 2023/3119/P). The rear extension is now almost complete although the green roof will be installed once other building works are finished.



Aerial view showing 1 Lymington Road and the rear gardens surrounded by Fawley Road to the north, Lymington Road to the south, and West End Lane to the west.

2. Site Context and Historical Analysis

Number 1 Lymington Road is located close to the junction with West End Lane in the heart of West Hampstead. The house and subject site is located within the West End Green Conservation Area at the junction between Lymington Road and West End Lane, close to West Hampstead train and underground stations. The house and neighbouring buildings are specifically noted in the West End Green Conservation Area Appraisal as making a positive contribution to the Conservation Area and Lymington Road retains much of the character of the original street and distinctive architectural style evident across much of West Hampstead and the streets around West End Lane.

The existing house comprises a large Edwardian semi-detached red brick villa built in an eclectic Arts and Crafts style with prominent arched inset porch; decorative front balcony at first floor level; and original third storey rooms situated within the voluminous dual pitched hipped roof, steeply pitched front gable and front and rear dormer windows. To the front the house retains the original walled garden and to the rear a long back garden slopes up away from the house following the natural site topography towards West End Green. The rear extension has been sensitively rebuilt following a recent planning approval and the building has been the subject of much need refurbishment to the interior and exterior.



View to the front elevation to number 1 Lymington Road.



View to the front elevation to the adjoining house at number 3 Lymington Road.



View to the rear elevation upper floor windows to number 1 Lymington Road showing the subject window to the bottom right of the image.



View to the neighbouring Lymington Mansions set above the flat roof to the Tesco supermarket on West End Lane.



Views out from the subject window showing the flat roof to the new ground floor rear extension. To the left the roof roof to the West End Lane Tesco supermarket gives spatial separation between the proposed terrace and the windows to the Lymington Mansions flats above, and to the right an existing tall abutment wall separates the the windows to

3. Proposed Alterations

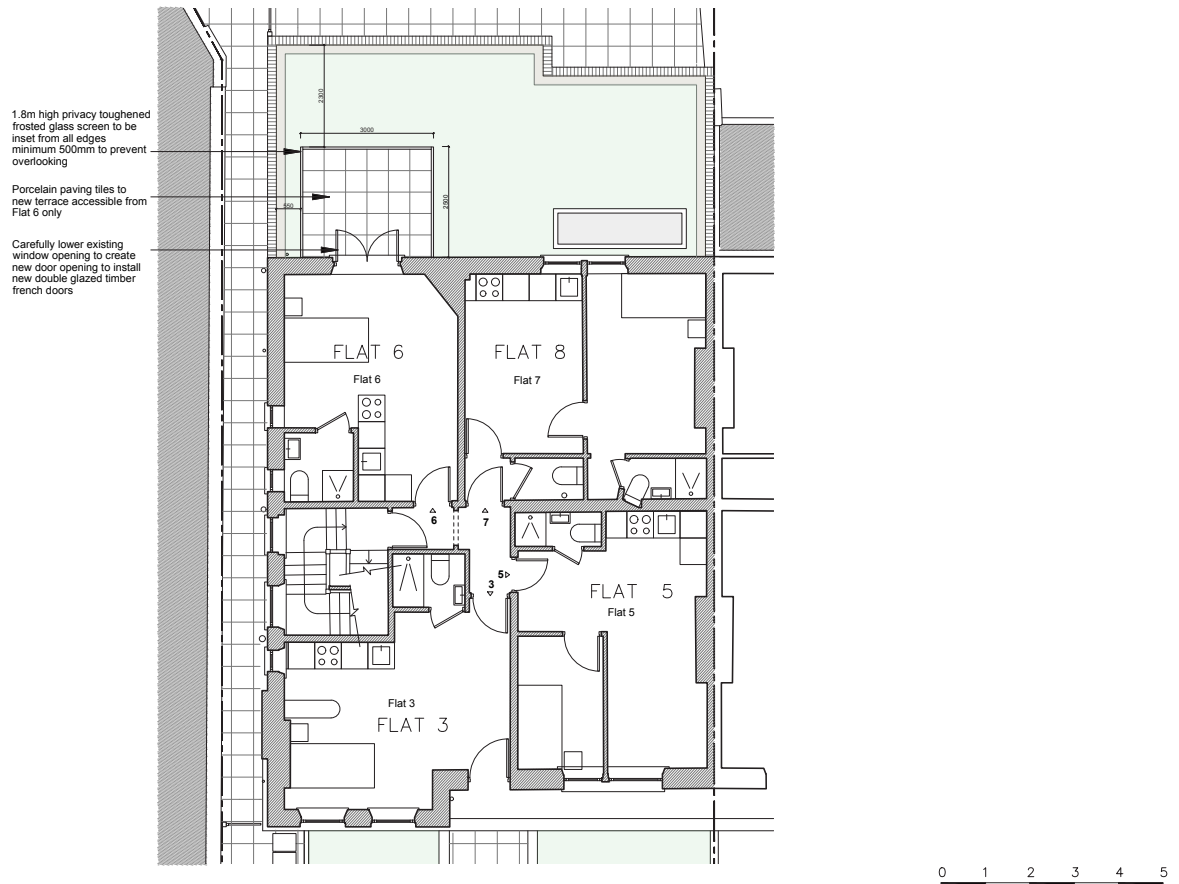
The house comprises a series of small flats and consent has recently been granted for the reconfiguration of the ground floor. (Ref:2023/3119/P) This application represents an addition to the consented scheme of alterations following construction of the new ground floor extension and refurbishment of the existing upper floor flats.

The new terrace is designed to substantially improve the living accommodation to the host flat (Flat 6) making careful use of the new flat roof and providing a quiet and usable area of private amenity space with views to the line of mature trees to the rear of the existing back garden. The existing garden facing window opening will be lowered to form new timber French doors and the terrace sheltered to the left and right by tall obscured fixed glass screens to 1.8m height and new glass balustrade to the rear. The terrace is set well back from the edges of the parapets and edges of the roof to prevent overlooking both to and from neighbouring flats, houses and gardens and allowing the majority of the flat roof to remain as non accessible green roof.

4. Amenity Space

The house comprises a series of small flats and consent has recently been granted for the reconfiguration of the ground floor. This application represents a key part within a wider scheme of refurbishment which includes removing tatty outbuildings and structures; facilitating a more easily managed use and oversight of garden areas; and forming a better and more functional relationship between the residential accommodation and the currently neglected rear garden.

The large sloping garden is divided between an area of private garden dedicated to the rear ground floor flat, and an area of communal gardens accessible to all residents within the building. The addition of the terrace will provide 7.5m² additional private and easily accessible amenity space for the subject first floor flat and represents a substantial improvement to the current arrangement.



First floor plan drawing showing the proposed new terrace to the existing Flat 6.

5. Sustainability Statement

The proposed new terrace is part of a significant programme of refurbishment to the existing house and garden designed to improve the quality and comfort of the existing accommodation and to upgrade the heating system and fabric of the building, reducing running costs and improving the thermal performance of the building and providing future proof and highly resilient housing for the borough.

The property is situated close to local amenities and public transport routes and sustainably car free. The proposed development has been carefully considered to address the key policy issues set out within the Camden Local Plan and to correspond with broader objectives and aspirations. The new terrace, French door, glass balustrade and tall privacy screens are: designed to read as a cohesive addition to the host building and garden; positioned to be largely out of sight from surrounding windows and gardens; and constructed to last.

Key policies addressed in the development of the proposed house design are:

- *Policy CC1 'Climate change mitigation' requires that all development minimises the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.*

REAR ELEVATION



Rear elevation drawing showing the proposed new terrace and French doors.

- *Policy CC2 'Adapting to climate change' requires development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as:*

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;*
- b. not increasing, and wherever possible reducing, surface water run[1]off through increasing permeable surfaces and use of Sustainable Drainage Systems;*
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and*
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.*

- *Energy Efficiency and Adaptation SPD (2021)*

6. Trees

The proposed roof terrace will have no impact on the existing trees on and near the site.

7. Access, Parking and Public Transport

The site is extremely well located for walking, cycling and travel by public transport with bus routes along West End Lane and nearby on Finchley Road and West Hampstead underground and overground train stations a few minutes walk away.

SIDE ELEVATION



Side elevation drawing showing the proposed new terrace side screening.

Local shops, supermarkets and amenities on West End Lane are also a one minute walk from the house and there are larger supermarkets and amenities close by on Finchley Road. On street parking on all nearby streets is limited to residents permit bays and pay by phone bays. The proposals do not affect the current car parking arrangements.

8. Bins and Recycling

Recyclable waste and domestic rubbish are stored in covered bin stores to the side of the front garden to number 1 Lymington Road. The proposals do not affect the current arrangements for rubbish storage and collection. Domestic rubbish, compostable waste and recycling are currently collected weekly from the street.

9. Conclusions

The terrace occupies a small section of the large flat roof and are designed to have no impact on other residents within the host building and to neighbouring properties. The proposed terrace and timber French doors are carefully designed to be in keeping with the scale and character of the surrounding gardens and houses and represent a substantial benefit and improvement to the current accommodation. The area of terrace is set well in from the edges of the flat roof with spectacular views to the existing trees to the rear of the site. Tall screens to either side give privacy to and from neighbouring flats, gardens and properties and the remainder of the flat roof will remain a non accessible green roof. In summary, the alterations to the existing house are modest in scale and in keeping with the character of the existing building and Conservation Area. The design and siting of the new terrace respond directly to the policies and aspirations set out in the Camden Local Plan, the London Plan, the West End Green Conservation Area Appraisal and the NPPF. The proposals provide additional amenity space with no impact on neighbouring properties and represent a positive contribution to the host building and the existing streetscape.

10. Supporting Drawings

The following documents have been submitted in support of this application:

2426_EX_001	Site Location Plan
2426_EX_100	Ground and First Floor Plans as Existing
2426_EX_110	Second Floor and Loft Plans as Existing
2426_EX_120	Roof Plan as Existing
2426_EX_300	Front Elevation as Existing
2426_EX_310	Rear Elevation as Existing
2426_EX_320	Side Elevation as Existing
2426_PA_002	Site Location Block Plan as Proposed
2426_PA_100	Ground and First Floor Plans as Proposed
2426_PA_110	Second Floor and Loft Plans as Proposed
2426_PA_120	Roof Plan as Proposed
2426_PA_300	Front Elevation as Proposed
2426_PA_310	Rear Elevation as Proposed
2426_PA_320	Side Elevation as Proposed